



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

1. COMPLAINT NO. 275 OF 2023

Nidhi Jain & Ors.

....COMPLAINANT

VERSUS

TDI Infrastructure Ltd

....RESPONDENT

2. COMPLAINT NO. 277 OF 2023

Nidhi Jain

....COMPLAINANT

VERSUS

TDI Infrastructure Ltd

....RESPONDENT

3. COMPLAINT NO. 280 OF 2023

Nidhi Jain

....COMPLAINANT

VERSUS

TDI Infrastructure Ltd

....RESPONDENT

CORAM:

Nadim Akhtar

Member

Chander Shekhar

Member

Date of Hearing: 07.04.2025

Hearing: 8th in all cases

Present:

Mr. Vikas Deep, Counsel for the complainant
in all cases through VC.

Mr. Shubnit Hans, Counsel for the respondent
in all cases.

ORDER (NADIM AKHTAR- MEMBER)

1. On the hearing dated 21.10.2024, Authority had observed as follows:-
“Perusal of file of captioned complaints reveals that conveyance deed have already got executed between the parties in year 2013-2014, i.e., before coming into force of RERA Act, 2016. In these circumstances, how can the complainants claim statutory delay interest by filing of complaints in year 2023? Ld. counsel for complainants sought time to address arguments on this issue. His request is accepted.”
2. Complainants on last date of hearing, i.e., 27.01.2025 had sought time to file documentary evidence in support of his claim.
3. As per office record, no documents have been filed by the complainants till date.
4. Today, ld. counsel for complainants cited various judgments in support of his claim like Wg. Commander Arifur Rahman's case judgment and argued that development works like sewerage, drainage, water supply and electricity supply are not complete at site. He requested that delay interest be granted to complainants till development works are completed on project site.
5. In rebuttal. Ld. counsel for respondent stated that complainant herein is the subsequent (third allottee) who purchased the plot on 11.04.2018 with complete knowledge/awareness of project site that too after execution of conveyance deed in favor of Santosh Jain (second allottee) on 22.07.2013. He stated that completion certificate has already been received for the



project in question and conveyance deed already stands executed that too way back in year 2013. How can the claim/cause of the complainant survives till date. He referred to Manju Arya's judgment passed by Hon'ble Real Estate Appellate Tribunal in support of his case.

6. At this stage, ld. counsels appearing on behalf of both parties sought time to file written arguments alongwith supporting judgments in respect of their claims. Their request is allowed.
7. Parties are granted last opportunity to file written arguments alongwith supporting documents, within next 4 weeks with copies exchanged with each other. No further opportunity will be granted to parties.
8. Cases are adjourned to 04.08.2025 for final arguments.


CHANDER SHEKHAR
[MEMBER]


NADIM AKHTAR
[MEMBER]